

BUILDING ACTIVITY IN EASTERN CONNECTICUT

BUILDING AND BUSINESS.

Past Week's Reports Show Volume To Be Normal.

The record of real estate transactions for the past week in the Connecticut towns reported by The Commercial Record shows 315 sales by warranty deed, with mortgage loans of \$583,293, as against 287 sales and mortgage loans of \$650,938 in the corresponding week of last year, and 311 sales and mortgage loans of \$712,845 in the same week of 1913.

But three petitions in bankruptcy with aggregated assets of \$4,082 and liabilities of \$10,797 were filed during the past week in this state. During the corresponding week of 1914, but one petition was filed.

The six new incorporations reported last week have a total authorized capital stock of \$1,572,960, a record somewhat larger than last year, when there were seven incorporations with but \$33,000 total capitalization.

The volume of building business as shown by the number of building permits granted during the week in the cities of New Haven, Bridgeport, Hartford, Waterbury and Stamford, continues to be normal. In the week just closed in New Haven, 10 permits were issued for structures costing \$308,195.

Among the projects for which new plans are reported are residences in New Haven, Hartford, Bridgeport, Stamford and Waterbury, clubhouses in Bridgeport, a parish house in Stamford, addition to dairy plant in Hartford, store and apartment block in South Manchester, a new building in Stratford, and a number of one, two and six-family houses in various parts of the state.

Contracts have been awarded for a factory building at Hop River, reservoir at Seymour, addition to the factory in Milford, schoolhouse in New London, factory additions in Waterbury and Bridgeport, residences in Bridgeport, New Haven, Hartford and New Britain, a number of three and six-family houses in Bridgeport, store and apartment block in Hartford, and smaller projects in various parts of the state.

In reality Norwich had ten sales last week to six a year ago, the loans for the respective weeks being \$17,400 and \$6,800.

At New London there were twelve sales last week to two a year ago the mortgage loans for the weeks being \$22,500 and \$7,200.

GROTON LONG POINT.

Work is rapidly progressing on the cottage for Philip Henault of Norwich and it will be ready for occupancy in a few weeks.

The Henway cottage built for Mr. Henway of New Haven, will be ready for the family about the middle of July.

The office at Groton Long Point has been greatly improved. The floor has been treated to a new start, and several Oriental rugs have been purchased and other decorative touches made. The bed of scarlet geraniums at the office door adds to the general deal of admiration from the many passersby.

Several of the property owners of Clubhouse Point have combined to build a sea wall in front of their residences, and the locality appears much more attractive.

The fourth artesian well has been put down to 95 feet and still the water comes on. The well is being piped for water in the past few days.

Owing to the shortage of farm laborers England is giving attention to labor saving devices.

SMALL, ROOMY COTTAGE OF SEVEN ROOMS

Although this cottage is described as one of seven rooms this number may easily be increased to nine if it is desired to finish off the two chambers on the third floor, for which provision has been made by the architect. This cottage is particularly suited to a conventional city lot. Its line while giving an impression of solidity, do not overdo this effect, while the slight overhang of the second story, supported by brackets, combined with the grooved window to give an air of elegance to the entire structure, accentuated by the stucco walls, the eaves and the shingled gables and roof.

Going up three easy steps to a portico, entrance is afforded directly into the living room, 12x14 feet. At the front of the room an inside flower box extends the entire length of the seat of the fireplace. At the left is a fireplace. A piazza, 8x13 feet, directly back of the fireplace, by an ingenious arrangement of French doors, can be made practically an integral part of the living room. In warm weather the porch may be thrown wide, making a direct through draft with the two windows directly opposite. In winter the porch may be completely enclosed by the stucco walls and the roof, and a conservatory or a retired nook when privacy and quiet may be desired.

Here is a good sized clothes closet, a linen closet, a broom closet, a closet for the kitchen, 12x12. The sink here is located directly in front of the rear windows and is furnished with ample drain boards. Besides the range is a large closet—feature that is sure to be appreciated by the housewife.

The stairs going to the basement and the second story will slide by side, are entirely separate. A door half way down one side of the house opens into an entry from which both the basement and the kitchen may be reached. There is ample space in this entry for a refrigerator, saving the kitchen floor from becoming trampled with mud by the iceman. The stairs from the second story end in a square recess communicating with the living room. Here is a good sized clothes closet. The opening may be masked with rope portiers, or left plain, as one's fancy may dictate.

THREE CONEMENT BLOCK UNDERWAY

Being Built of Cement Blocks in Lake Street—Progress On Buildings Which Are Being Remodeled or Made Into Tenements.

The erection of a three-story cement building on Lake street has been started by George E. Fellows & Co., and the walls are now up to the ground floor. Window and door frames for the basement have been placed. The building will have accommodations for three tenements.

Walls Nearly Up.

The brick tenement house being erected by Fellows & Co. in the rear of his residence at No. 230 Franklin street is now nearly ready to be covered in. The ground floor of the building has been remodeled into stores, the remodeling necessitating the building of a new second floor. The new second floor has been wired and plastered, the windows have been placed in position and the work is being completed. The work is being supervised by Mr. Pagano.

Changes Nearly Finished.

The alterations to the building at the corner of Willow and Chestnut streets are approaching completion. The ground floor of the building has been remodeled into stores, the remodeling necessitating the building of a new second floor. The new second floor has been wired and plastered, the windows have been placed in position and the work is being completed. The work is being supervised by Mr. Pagano.

At Work On Changes.

Peck & McWilliams have been awarded the contract for the alterations to be made to the house on River street. The alterations are now well under way. The house is to be changed into a three apartment building, each apartment to have six rooms and bath. The interior of the apartments will be attractively finished off, and there will be hot and cold water, electricity and other improvements. It means many interior changes but only a small addition.

New Garage Started.

Hyde Brothers, contractors, started on the erection of the garage for T. J. Fitzgerald last Friday. The garage is located in the rear of the Fitzgerald residence, No. 58 Cliff street. It is to be one story high, of frame construction, with a gabled roof. The walls are to be of spruce frame, boarded with matched boards and will have accommodations for seven or eight machines.

Plasterers at Work.

The alterations at the building owned by Oscar Dugas of Glasgow and located on Oneco street, at the junction of that street with Lincoln avenue, are now approaching the completed stage. The old store front has been removed and a new cement front built with large windows. An addition has been built on the north side of the building and provides accommodations for several rooms. The rooms have been partitioned off, the lighting has been put up and the plasterers are at work this week.

Finishing Residence.

The workmen are finishing up the handsome residence built on Lincoln street by Mr. Henry French. The grounds have been graded, cement walks have been laid and several trees

set out. The house is of very attractive design, with red asbestos shingled roof and shingled sides.

Foresters' Hall Improvements.

At Foresters' hall in the Chapman block on Franklin square a number of improvements have been made within the past few days. The ante rooms have been repainted and repapered and repairs have been made.

Repairs Nearly Completed.

The repairs at the Bailey building and Fox building on Main street are daily progressing and the rebuilding of the roof on the Bailey building is nearly finished. The roof work on the Fox building is also advanced towards completion and the men are now employed on the interior repairs. These buildings were damaged by fire and water several weeks ago.

Bowling Alleys In.

At the Elks' addition, the installation of two bowling alleys has been completed with the exception of the placing of the electric lights for them. Two new pool tables and one new billiard table have arrived and have been set up in the large social room which is the addition to the building. The two old tables formerly in use in the home have been removed into the addition. In the evening the Excelsior Needle company in Torrington is putting in a new power plant.

South Manchester.

The plans are being prepared by Architect George B. Russell of Hartford for a new store and apartment block to be erected on Center street for Campbell McLaughlin. It will be a three story brick building, 72x31 feet, with pressed brick and terra cotta roof. The first floor will be a store and the second and third floors will be apartments. The first floor will be arranged for four stores and the second and third floors will be arranged for four apartments, with steam heat, electric wiring and modern plumbing.

Work will be started in a few days on the erection of a new bungalow at the corner of Parker and Porter streets for Dr. Frank B. Crane, Park street.

Bozrah.

Cottage Erected on Bear Hill by George Kahn.

George Kahn has a four-room cottage, gable roofed and all shingled, erected on a 10x24 foundation which he recently blasted out of solid rock on 40-acre tract of land he purchased from the Houghton estate a few years ago on Bear Hill in Bozrah. Three years ago Mr. Kahn started to reclaim a piece of land which had been used as a lumber yard. He decided to erect the small cottage. When completed, the house will be a fine addition to the neighborhood. It is the second house of its kind in the area. The other is the home of G. K. Brush.

Work of the County Agent.

Last week—Monday was spent in Waterford studying community. Tuesday the agent had a conference with State Leader Baker of Storrs. Wednesday, spent in Preston City and addressed Bozrah grange in the evening on league work. Thursday, addressed New London County Farmers' Union, Friday, studying crop rotation and potato demonstration in Yantic and Norwich. Saturday, gave a lecture at Montville school in the evening.

This week—Monday, trip was made to North Stonington to advise farmers in regard to summer silage. Tuesday, spent in Mystic, work on the Mystic Valley Creamery. Wednesday, visited the extension service dairyman, Prof. K. M. Bussler. Wednesday was spent in conference with Mr. Herrick, cow tester for the Dairy Herd Improvement society No. 2, and starting in one farmer in standardizing his cream with the Babcock test.

Co-operative Buying.

Before New London county Pomona grange, the county agent spoke as follows:

In considering the advisability of farmers undertaking more of the business in connection with the securing of supplies and equipment for their farms and homes, and if so, regarding the conditions under which such a service should be provided by the distributing agencies, the following suggestions are offered:

1.—That the economic minimum store service should be provided by distributing agencies at reasonable cost, but that more service than that should not be thrust upon consumers by these agencies.

2.—That both the consumer and the distributing agency shall purchase for cash or its equivalent.

3.—That the local store and all distributing agencies between the manufacturer and the consumer shall be efficient.

When all three of these conditions exist, it is not worth while, in fact, it is unwise for farmers to give much business to the outside agencies, other than to assure themselves that they exist, and to inform themselves on the subject as a sort of insurance.

4.—That when conditions are such that they will be encouraged to continue doing so, and discouraged from doing otherwise, by the fact that the outside agencies are somewhat inefficient, because much of the money they receive is being used in the undertaking to furnish too much service.

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BUILDING IN CONNECTICUT.

Another Factory For Winchester Arms Company at New Haven—Other New Construction.

The building inspector at New Haven has issued a permit for another addition to the plant of the Winchester Repeating Arms company. This is to be a brick and steel fireproof addition to the hydrolic plant of the company and will cost \$70,000. It will be one story high and cover an area of 458 feet by 78. Other New Haven buildings include an addition to the newly completed plant of the Myrto Manufacturing company, which has let the contract for a new building of two stories of brick, 61x62 feet. Elsewhere about 100 new buildings are under construction.

The Joseph S. Annino company have been awarded the contract for the mason work for a brick house to be erected for Vincenzo D'Elia. It will be arranged for two tenements.

Salvatore Mazzotta has been awarded the general contract for the addition to the plant of the Middletown Laundry company on Court street at the site of \$3622. The Lyman D. Mills company have let the contract for a new building of two stories of brick, 61x62 feet, one story high, will be brick.

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MIDDLETOWN.

Wells & Wilcox have been awarded the contract for the carpenter work at the new clubhouse for the mason work for the new clubhouse to be erected at the foot of College street in the Middletown Industrial building. The building will be of frame construction with a concrete and brick foundation and basement. It will cost about \$12,000.

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